

April 27, 2010

**Preliminary Site Plan &
Conveyance Plat:**

NWC Eldorado & Teel Addition, Block A, Lots 1-7
(PSPCP10-0002)

Owner(s):

CMTEX, LLC

DESCRIPTION:

Two retail buildings, a restaurant, a drive-through restaurant, a bank/retail building, a medical office, and a convenience store with gas pumps, car wash and automotive repair (minor) on seven lots on 15.0± acres on the northwest corner of Eldorado Parkway and Teel Parkway. Zoned Retail. Neighborhood #49. SM

REMARKS:

Preliminary Site Plan:

Access: Access is provided from Teel Parkway and Eldorado Parkway.

Cross access: Cross access is provided within the development.

Parking: Parking is adequate. A parking easement is dedicated on Lot 1 to provide parking for Lot 2.

Open Space: Open space is adequate.

Tree Preservation: There are no protected trees on the property.

Screening: A six-foot masonry screening wall is proposed along the north and west property lines adjacent to residential zoning, except along Lot 5 where an eight-foot masonry wall will be installed to screen the drive-through restaurant.

Façade Plan: A preliminary façade plan has been submitted for staff review.

Conveyance Plat:

The purpose of this plat is to create seven lots and dedicate easements necessary for the development of Lot 2, which is planned to be built first.

RECOMMENDATION:

Recommend approval subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.